

PUD STAFF REPORT**Date: September 4, 2003****DEVELOPMENT NAME**

Heron Lakes Subdivision, Phase Two, "Corrected Plat", Resubdivision of Lots 117.

LOCATION

South side of Blue Heron Ridge, 320'± West of its East terminus.

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

0.3± Acres

CONTEMPLATED USE

in a single-family residential subdivision.

Amend previously approved PUD to allow 40% site coverage

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

REMARKS

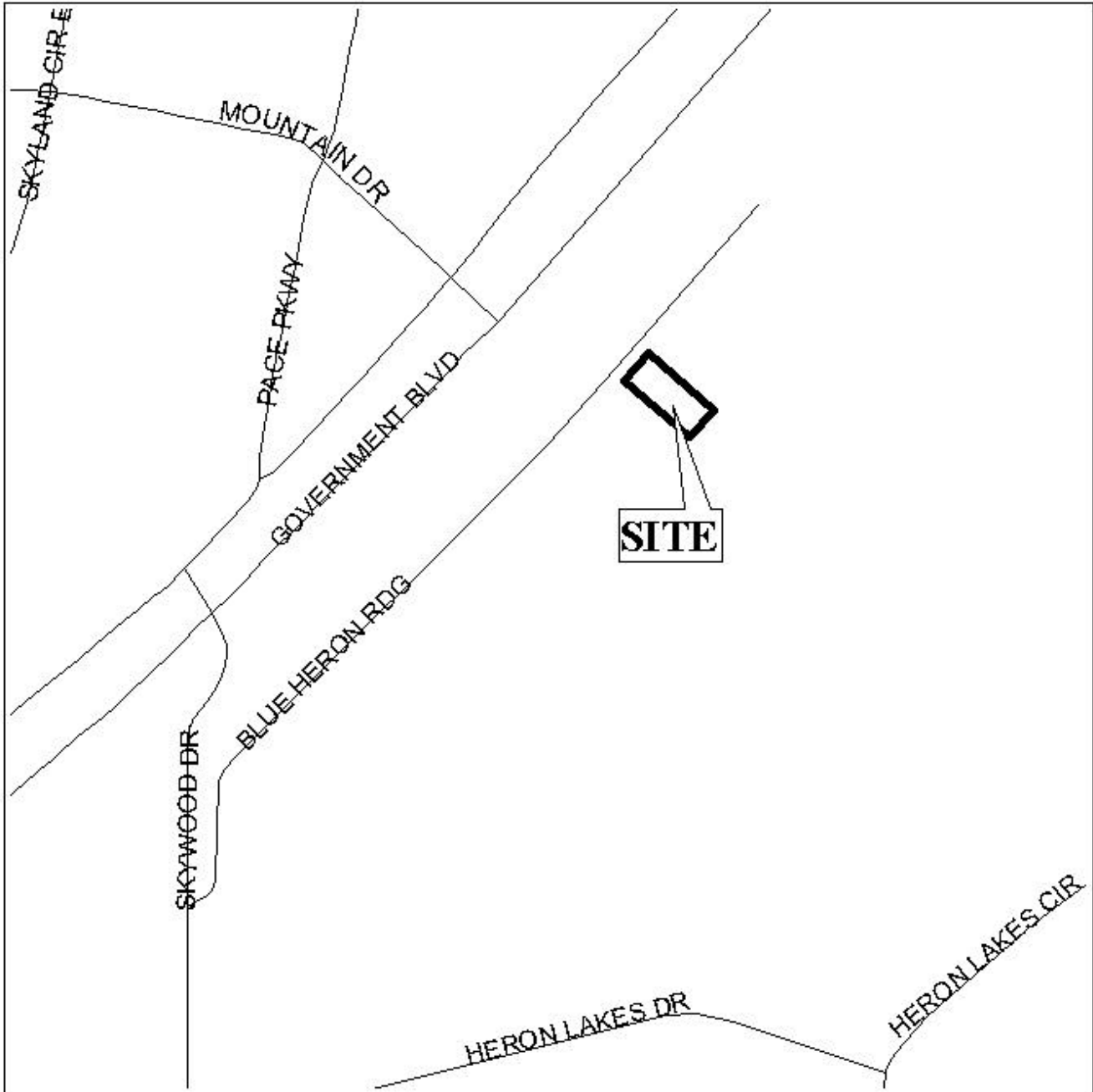
The purpose of the application is to increase the site coverage on a lot in an existing PUD to 40%. The PUD application is required to increase the site coverage and to amend the originally approved PUD.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

The originally approved PUD did not propose increased site coverage for the lots within the subdivision. However, several of the lots have since been resubmitted to alter setbacks and increase site coverage. The proposed increase is minor and would be in character with many other lots within the subdivision.

Planned Unit Development: Based on the preceding, it is recommended that this application be approved subject to the following condition: 1) compliance with all conditions of the original PUD approval.

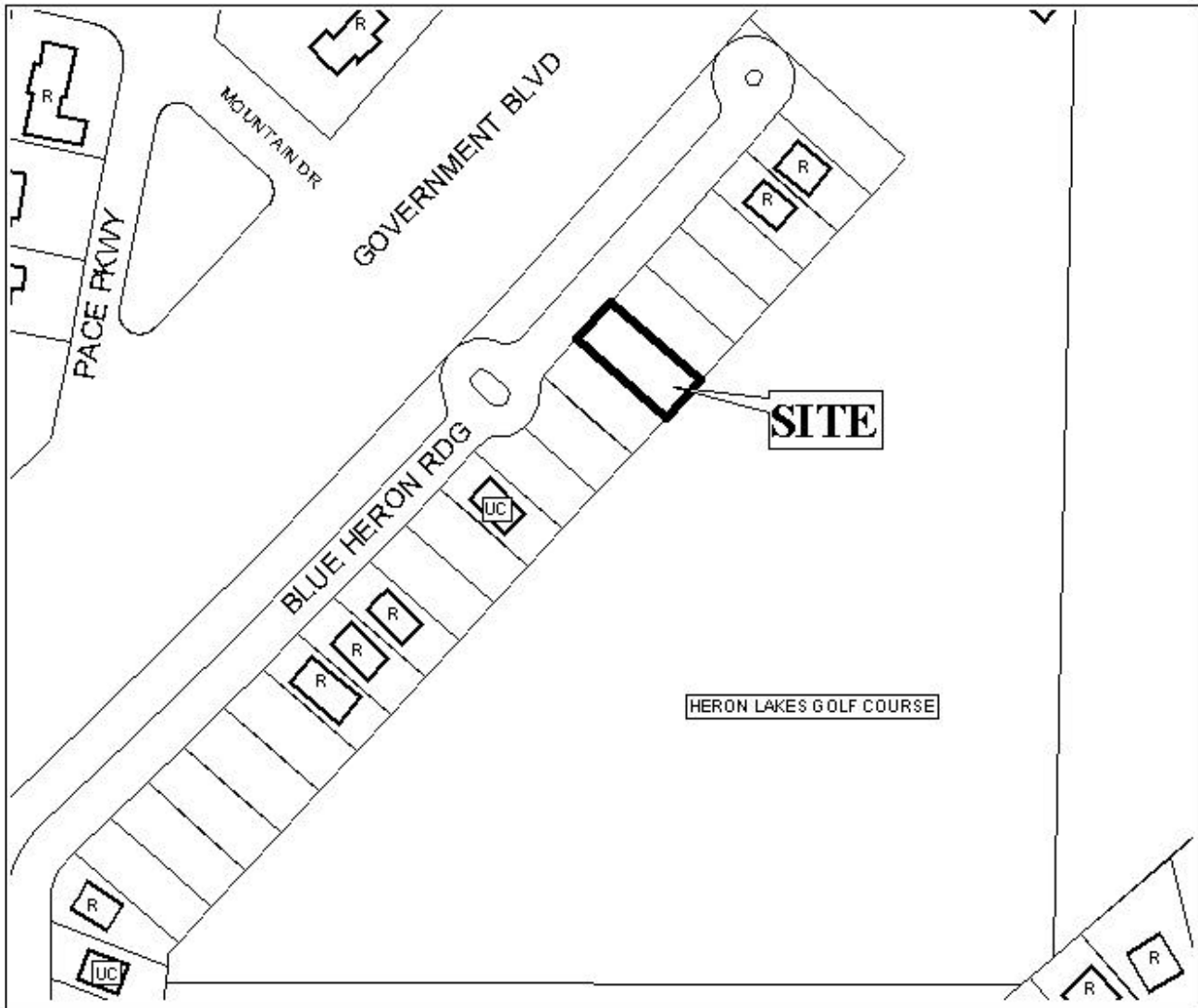
LOCATOR MAP



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REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



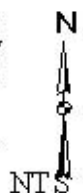
Single-family residential units are located to the north, east, and west of the site.
A Golf course is to the south.

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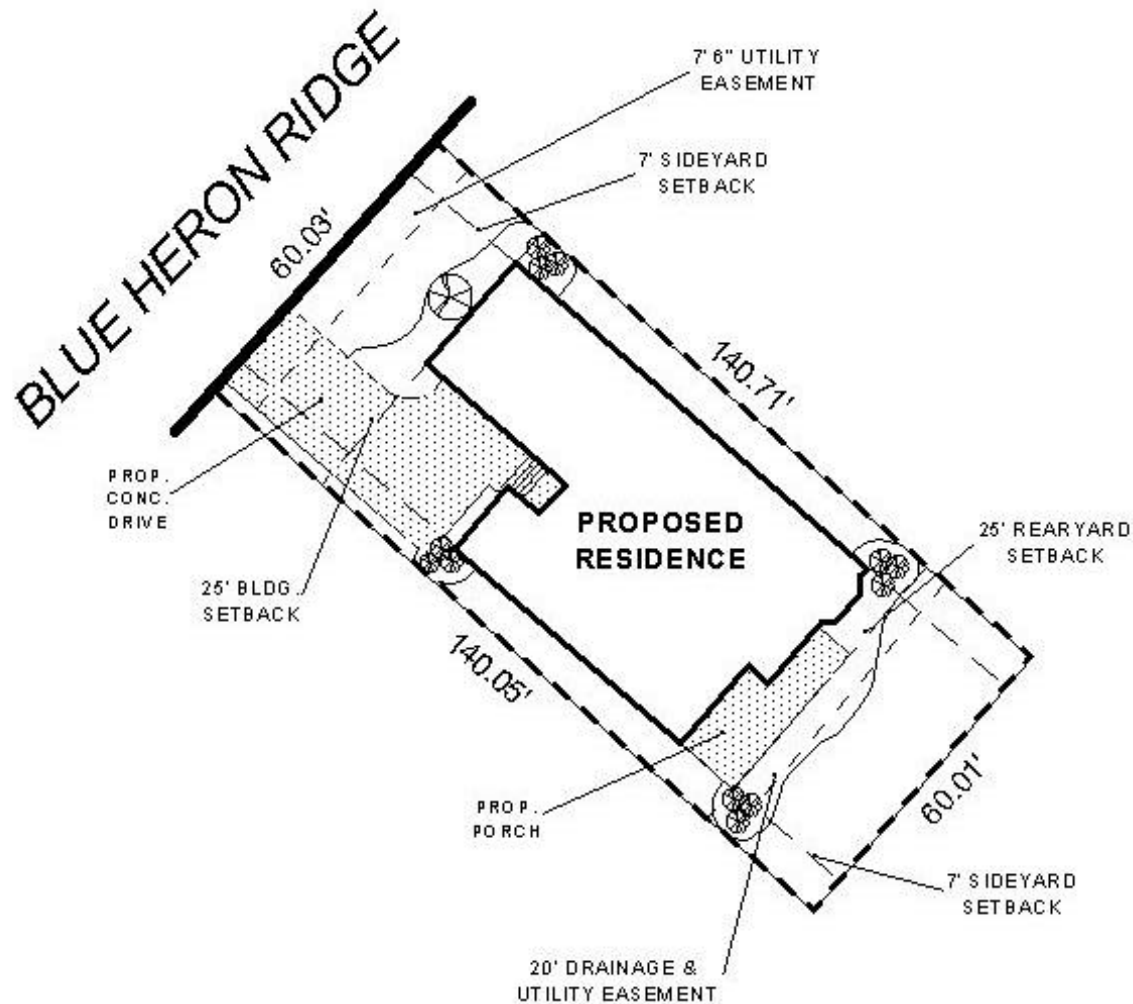
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LEGEND



SITE PLAN



The site is located on the South side of Blue Heron Ridge, 320' West of its East terminus.
The plan illustrates the proposed structure, setbacks and easements.

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NTS